



239 Hillmorton Road
Rugby | Warwickshire | CV22 5BD

 FINE & COUNTRY

239 HILLMORTON ROAD



*A 3,000 ft² detached home, with significant recent improvements,
on a generous 0.21 acre plot in a popular suburban location.*



KEY FEATURES

Originally commissioned in 1955 as a faithful interpretation of a beautiful home on the Cap d'Antibes peninsula, this exceptional detached residence is unlike anything else in the local area. Occupying a generous plot of over a quarter of an acre, the property combines distinctive architecture with over 3,000 sq. ft. of versatile accommodation, creating a home perfectly suited to modern family life whilst retaining its unique Mediterranean influence.

At the heart of the property lies a breathtaking open-plan kitchen, dining and family room, where expansive glazing and large roof lanterns flood the space with natural light and frame wonderful views across the secluded rear gardens. Designed for entertaining on both an intimate and grand scale, this remarkable space has comfortably hosted large family celebrations and gatherings, whilst the formal reception rooms provide equally elegant spaces to relax.

Ground Floor

The welcoming entrance hall provides access to the principal accommodation and immediately sets the tone for the quality found throughout the home.

To the front of the property, the elegant sitting room enjoys generous proportions, making it an ideal retreat for quieter evenings, whilst the separate formal dining room provides an excellent setting for entertaining and special occasions. A further reception room offers excellent versatility and is currently arranged as a billiards room, creating an outstanding leisure space that could equally serve as a games room, home office or additional family room.

The true centrepiece of the home is the spectacular open-plan kitchen, dining and family room. Beautifully remodelled with contemporary cabinetry, a substantial central island and an extensive range of integrated appliances, the kitchen flows effortlessly into the dining and seating areas beneath impressive roof lanterns. Full-height windows and bi-fold doors create a seamless connection with the gardens, allowing natural light to pour into the space throughout the day.

A separate utility room provides additional storage and laundry facilities, whilst a cloakroom completes the ground floor accommodation.



















First Floor

The first floor offers beautifully balanced bedroom accommodation centred around a spacious landing.

The principal suite is particularly impressive, featuring a generously proportioned bedroom overlooking the rear gardens, an exceptional walk-in dressing room and a luxurious en-suite bathroom complete with a freestanding bath, walk-in shower, wash hand basin and WC.

Bedroom two is another spacious double room benefitting from its own en-suite shower room, making it ideal for guests or older family members.

Bedroom three enjoys direct access to a delightful south-facing balcony, creating a peaceful spot from which to enjoy elevated views across the gardens. Bedroom four also benefits from elevated garden views, with both bedrooms served by a stylish family bathroom finished with quality fittings.

Second Floor

Occupying the entire upper floor, the fifth bedroom provides a wonderful private retreat. Flooded with natural light from multiple roof windows, the room also benefits from extensive eaves storage and its own en-suite shower room, making it ideal as a guest suite, teenager's bedroom or independent living space.











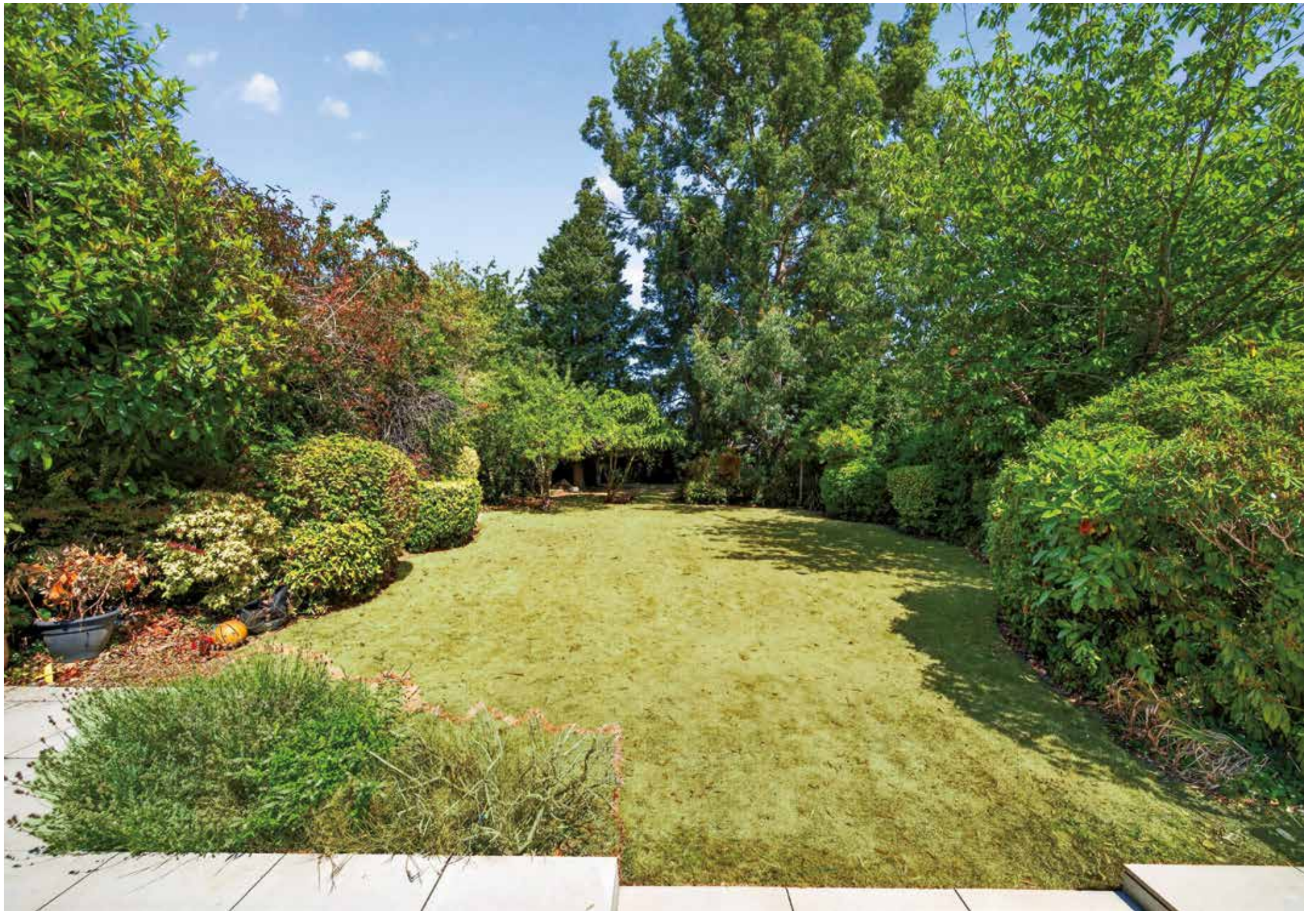
Outside

The property enjoys an imposing approach, set well back from the road behind an extensive driveway providing parking for eight or more vehicles. A central landscaped turning circle creates an impressive first impression, whilst mature planting provides privacy from the road. A detached garage offers further parking or useful storage.

To the rear, the gardens are a particular feature of the home. Extending to over a quarter of an acre, they enjoy an excellent degree of privacy and have been thoughtfully landscaped with generous lawns, mature trees, established borders, bamboo groves and productive grape vines, creating a wonderfully secluded setting.

A substantial paved terrace extends directly from the rear of the property, providing the perfect space for outdoor dining and entertaining, whilst a tranquil carp pond adds to the peaceful atmosphere. The gardens provide ample space for children to play, summer gatherings or simply relaxing, all whilst enjoying the feeling of being completely removed from the bustle of everyday life.





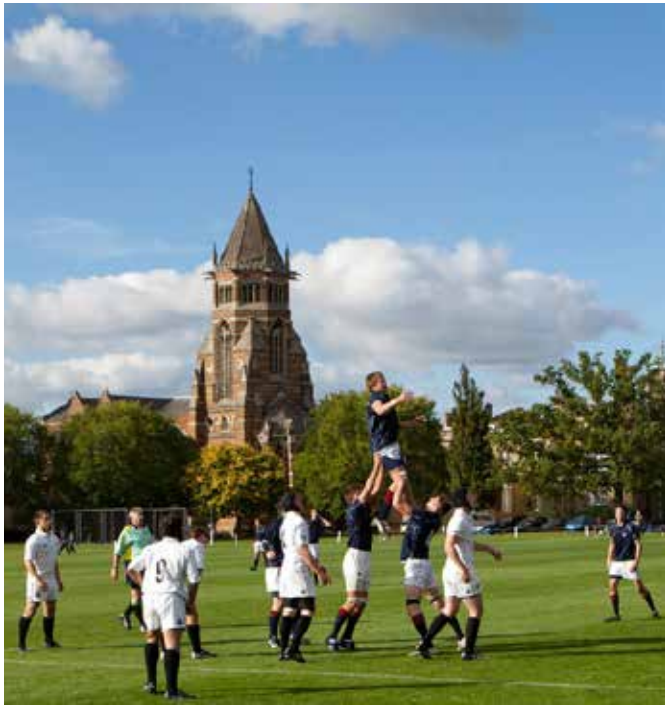


LOCATION

Hillmorton remains one of Rugby's most desirable residential areas, offering an excellent balance of convenience and lifestyle. The property falls within the catchment of several highly regarded schools, making it an ideal choice for families.

Rugby town centre offers an excellent selection of independent shops, restaurants, cafés and leisure facilities, whilst nearby Draycote Water, Coombe Abbey Country Park and Caldecott Park provide superb opportunities for walking, cycling and outdoor recreation.

For commuters, Rugby railway station offers direct services to London Euston in approximately 49 minutes, together with excellent connections to Birmingham. The M1, M6 and M45 motorway networks are also within easy reach, providing excellent links throughout the Midlands and beyond.





Services, Utilities & Property Information

Tenure – Freehold

EPC Rating – D

Council Tax Band – G

Local Authority – Rugby Borough Council

Property Construction – Traditional Brick and Tile

Electricity Supply – Mains

Water Supply – Mains

Drainage & Sewerage – Mains

Heating – Mains gas central heating

Broadband – FTTP Ultrafast Broadband connection available - we advise you to check with your provider.

Mobile Signal/Coverage – 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Parking – Garage and driveway parking for 8+ cars.

Special Notes – The property is subject to restrictive covenants, rights, and easements. Trees within the boundary of the property are subject to a Tree Preservation Order (TPO). Please contact the agent for more information.

Total Internal Floor Area – 3,045 sq ft

Directions

Postcode CV22 5BD

Viewing Arrangements

Strictly via the vendors sole agents Sam Funnell 07714515484 & Claire Funnell 07894561313

Website

For more information visit

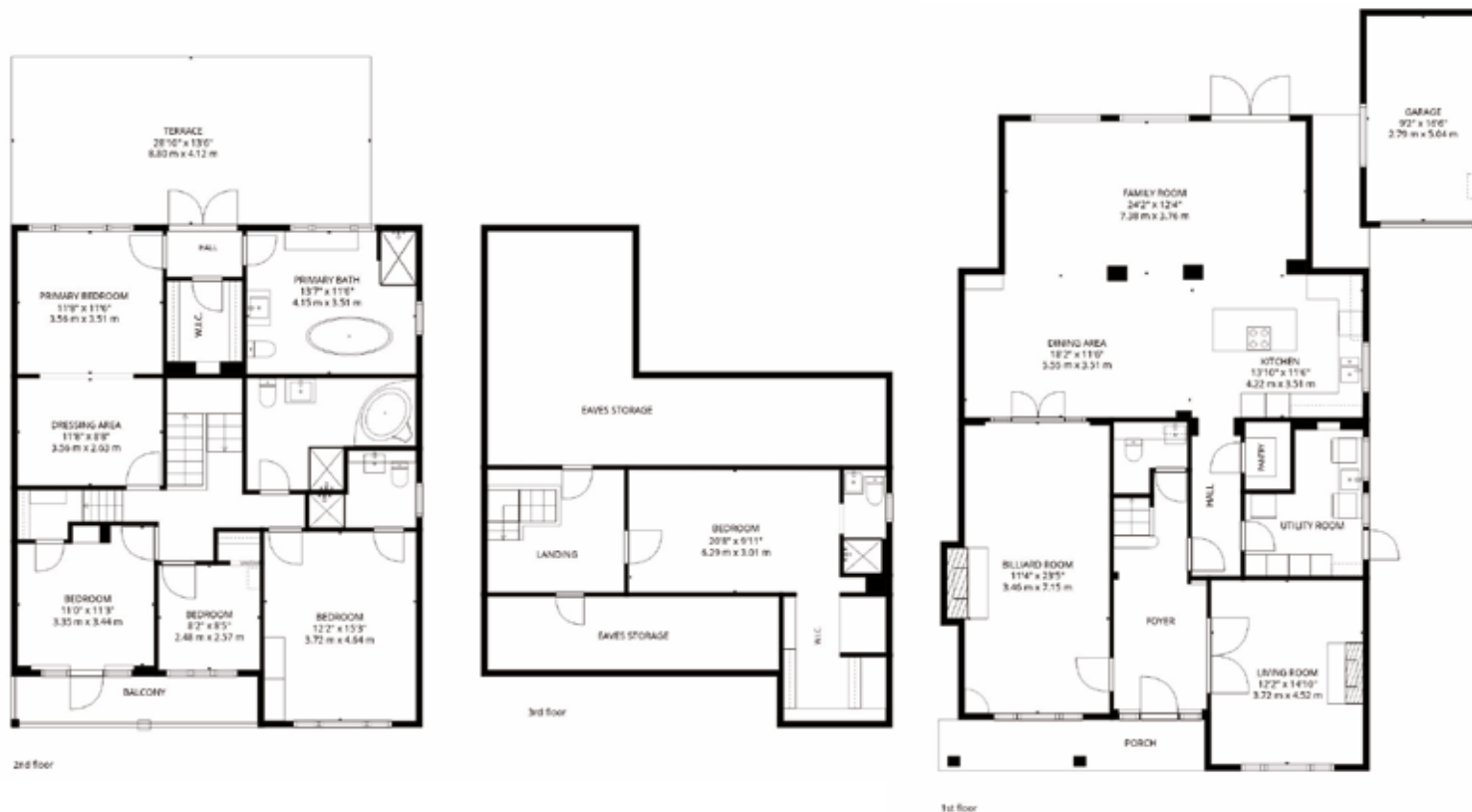
<https://www.fineandcountry.co.uk/rugby-lutterworth-and-hinckley-estate-agents>

Opening Hours

Monday to Friday - 9.00 am - 5.30 pm

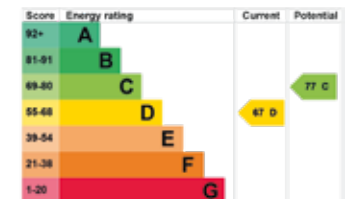
Saturday - 9.00 am - 4.30 pm

Sunday - By appointment only



TOTAL: 3045 sq. ft, 284 m2
 1st floor: 1481 sq. ft, 138 m2, 2nd floor: 1180 sq. ft, 110 m2, 3rd floor: 384 sq. ft, 36 m2
 EXCLUDED AREAS: GARAGE: 151 sq. ft, 14 m2, PORCH: 88 sq. ft, 8 m2, " ": 50 sq. ft, 5 m2,
 FIREPLACE: 9 sq. ft, 1 m2, TERRACE: 390 sq. ft, 36 m2, BALCONY: 74 sq. ft, 7 m2,
 EAVES STORAGE: 500 sq. ft, 47 m2, LOW CEILING: 38 sq. ft, 4 m2, WALLS: 253 sq. ft, 21 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed xx.xx.2026





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



CLAIRE AND SAM FUNNELL

PARTNERS AND PROPERTY MARKETING EXPERTS

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Hello, we are Claire & Sam, we are your local luxury property experts covering Warwickshire, Leicestershire and Northamptonshire. Partners in life and business, we have a combined experience of over 50 years in the upper quartile of the market and have delivered remarkable results for our clients during our careers.

Sam took on the role of Branch Partner at Fine & Country in 2011, where he guided his team into a new level of marketing skills and service. As a result, we quickly became the market leader in sales of homes above £500,000 in the region and to date are the number one agent in the Midlands for property sales in this price range.

Claire joined Fine & Country in 2016, where she perfected her marketing skills by launching Fine & Country onto all the key social media channels, one of the first agents in region to utilise this important marketing resource for our client's homes. As a result some of our innovative property videos are being seen by as many as 30,000 potential buyers, that have been targeted according to a buyer demographic, increasing the viewing levels and ensuring the best exposure and price for our sellers.

We have also been very successful in the use of print media and high end lifestyle publications. Coupled with local exposure, we have over 300 offices across the UK and in key destinations across the globe to give your home not only national exposure but international too. Amongst our many locations is our London show room in Park Lane which will provide a unique marketing platform for your home to reach the affluent buyers from the south east that are making moves to the Midlands.

We are all self-employed partner agents at Fine & Country & The Property Experts and as a result you will receive some of the finest service and expertise that the industry has to offer. We will be with you from the very beginning of your journey, where we can design a bespoke marketing plan for your home, to the very end when we give the keys to your new buyer. When appointed by you we will attend all the viewings, allowing us to demonstrate some expert knowledge of your home and ensuring we negotiate a price in excess of our price expectations and choose a buyer that will meet your desired timescales.

We live locally in Rugby with our young family and are always on hand to provide expert advice about local schools, amenities and life in the region.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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